



NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE  
OFFICE OF REAL PROPERTY TAX SERVICES

APPLICATION FOR REAL PROPERTY TAX  
EXEMPTION FOR RESIDENTIAL-COMMERCIAL URBAN EXEMPTION PROGRAM  
(Real Property Tax Law, Section 485-a)

(Instructions for completing this form are contained in Form RP-485-a-Ins)

1. Name and telephone no. of owner(s)

CHRISTOPHER JULIANO

2. Mailing address of owner(s)

5216 Columbus ~~RECEIVED~~

NOV 26 2018

Day No. (716) 359-0751

Evening No. (716) 359-0751

E-mail address (optional) CJULES64@gmail.com

DEPT ASSESSMENT/TAXATION

3. Location of property (see instructions)

110 GENESEE ST

Street address

CITY OF BUFFALO

School district

BUFFALO

City/Town

Village (if any)

Property identification (see tax bill or assessment roll)

Tax map number or section/block/lot 5BL#111.39.1.19 13,1101486300

4. General description of property for which exemption is sought (if necessary, attach plans or specifications):

4 STORY 4600 SF BRICK Bldg

2 APTS AND 1 STORE FRONT

5. Use of Property: APTS + STORE FRONT

6. Describe alteration, installation or improvement made to convert the non-residential property to mixed-use: Property was vacant in 11/12/2011

Complete 4 Total RENOVATION ROOF, WINDOWS DOORS Floors 100%

7. Cost of alteration, installation or improvement: # 320,000

8. Date construction of alteration, installation or improvement was commenced: Start DATE  
August 2015 Completed July 2018

9. Date completed (attach certificate of occupancy or other documentation of completion):

## 10. Other exemptions.

a. Is the property receiving or has it ever received any other exemption from real property taxation?

 Yes  No

b. If yes, what exemption was received? \_\_\_\_\_ When? \_\_\_\_\_

Were payments in lieu of taxes made during the term of that exemption? \_\_\_\_\_

If so, attach a schedule showing the amounts and dates of such payments, and the purposes for which such payments were made (i.e., school district, general municipal, etc.). Also attach any related documentation, such as a copy of the agreement under which such payments were made.

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CERTIFICATION

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I, Christopher Julian, hereby certify that the information on this application and any accompanying pages constitutes a true statement of facts.Christopher Julian  
SignatureNov 19 2018

Date

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FOR ASSESSOR'S USE

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1. Date application filed: 12/6/18 2. Applicable taxable status date: 12/1/18

3. Action on application:  Approved  Disapproved

4. Assessed valuation of parcel in first year of exemption: \$ 120,000

5. Increase in total assessed valuation in first year of exemption: \$ 120,000

6. Amount of exemption in first year: 120,000

	Percent	Amount
County	<u>0</u>	\$ <u>0</u>
City/Town	<u>100%</u>	\$ <u>120,000</u>
Village	<u> </u>	\$ <u> </u>
School District	<u>100%</u>	\$ <u>120,000</u>

J. McCall

Assessor's signature

12/7/18

Date



**CITY OF BUFFALO**  
**DEPARTMENT OF ECONOMIC DEVELOPMENT,**  
**PERMIT & INSPECTION SERVICES**  
**OFFICE OF THE COMMISSIONER**



BYRON W. BROWN  
Mayor

JAMES COMERFORD, Jr.  
Deputy Commissioner

## **Certificate of Compliance**

**Number 28636**

In accordance with the appropriate laws of the State of New York and or the ordinances of the City of Buffalo, the structures at 110 GENESEE Buffalo, New York, having been inspected and found to conform substantially to applicable laws, ordinances, rules or regulations, the portion identified on this certificate is hereby certified for occupancy. This compliance certificate is subject to the limitations specified herein and is valid until revoked unless automatically voided by this certificate being altered in any manner if there is any violation of a law or ordinance found to exist subsequent to the issuance of the certificate, i.e. continued compliance with applicable codes and ordinances is required.

John J. Wuci (Acting)  
**Director of Permits & Inspections**

**Date Issued: 09/25/2018**

**Building Classification: TYPE 3B ORDINARY UNPROTECTED**

**Occupancy: A-2/TWO FAMILY DWELLING**

**Building Permit(s) Number: 224609      Date Issued: 08/13/2015**

**Building Inspector: SEAN SULLIVAN**

**Date of Inspection: 09/24/2018      Receipt Number: PER PERMIT**

**Portion of Building being inspected and certified: RENOVATIONS TO A RESTAURANT AND TWO (2) DWELLING UNITS.**



**CITY OF BUFFALO**  
**DEPARTMENT OF**  
**ASSESSMENT & TAXATION**



BYRON W. BROWN  
MAYOR

MARTIN F. KENNEDY  
COMMISSIONER

November 8, 2018

Christopher J Juliano  
Thomas R. Juliano  
S 5216 Columbia Ave.  
Hamburg, NY 14075

Re: 110 Genesee  
SBL # 111.39-1-19 Bill # 01486300

To Whom It May Concern:

You may be eligible for a partial real property tax exemption pursuant to the New York State Real Property Tax Law. The physical improvement recently made to your property may be eligible for a tax exemption. If eligible, the exemption for the added value will be applicable to any increase in the assessed value predicated on the rehabilitation of the existing parcel.

The application form and instructions may be obtained through our Exemption Office, located in Room 105, Buffalo City Hall, 65 Niagara Square, Buffalo, New York, 14202. Once obtained, the form should be completed, signed and returned to the Exemption Office to my attention.

The taxable status date in the City of Buffalo is December 1 each year. Please note that any application for a partial real property tax exemption must be received on or before the taxable status date of December 1 in order to be considered for approval for the following fiscal year's assessment roll.

If you have any questions, please call me at your convenience at 716-851-5748.

Sincerely,

*Judith McCabe*

Judith McCabe  
Assessor

JMcC